

164.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

811,400 / 811,400

USE VALUE:

811,400 / 811,400

ASSESSED:

811,400 / 811,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
21		APPLETON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COLOSIMO MARC	
Owner 2: VERPLANK LYNN	
Owner 3:	
Street 1: 21 APPLETON STREET	
Street 2:	

Twn/Cty: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER	Source: Market Adj Cost	Total Value per SQ unit /Card: 389.96	/Parcel: 389.96
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Owner 1: SHEENA ROBERT & JANE -	Total Card 0.191	335,300	7,700	468,400	811,400
Owner 2: -	Total Parcel 0.191	335,300	7,700	468,400	811,400

Street 1: 21 APPLETON STREET	Source: Market Adj Cost	Total Value per SQ unit /Card: 389.96	/Parcel: 389.96
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Twn/Cty: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02476		Type:

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
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This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Antique Building built about 1726, having primarily Clapboard Exterior and 2081 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.
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OTHER ASSESSMENTS
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Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS
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Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		

o		Sewer	
n		Electri	

Census:	Exempt
Flood Haz:	

D		Topo	1	Level
s		Street		

t		Gas:	
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LAND SECTION (First 7 lines only)
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8305		Sq. Ft.	Site		0	70.	0.81	8									468,405						468,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	8305.000	335,300	7,700	468,400	811,400	

User Acct	108449
GIS Ref	
GIS Ref	
Insp Date	07/14/18
Entered Lot Size	!12690!
Total Land:	
Land Unit Type:	

**USER DEFINED**

Prior Id # 1: 108449

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT****Parcel ID** 164.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	335,300	7700	8,305.	468,400	811,400		Year end	12/23/2021
2021	101	FV	335,300	7700	8,305.	468,400	811,400		Year End Roll	12/10/2020
2020	101	FV	335,300	7700	8,305.	468,400	811,400	811,400 Year End Roll	12/18/2019	
2019	101	FV	307,800	7900	8,305.	468,400	784,100	784,100 Year End Roll	1/3/2019	
2018	101	FV	317,200	7900	8,305.	414,900	740,000	740,000 Year End Roll	12/20/2017	
2017	101	FV	317,200	7900	8,305.	348,000	673,100	673,100 Year End Roll	1/3/2017	
2016	101	FV	317,200	7900	8,305.	348,000	673,100	673,100 Year End	1/4/2016	
2015	101	FV	317,200	8100	8,305.	301,100	626,400	626,400 Year End Roll	12/11/2014	

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEENA ROBERT &	41920-274		1/30/2004		437,500	No	No		
KAUFMAN JONATHA	25967-480		1/12/1996		224,000	No	No	Y	

**BUILDING PERMITS****ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2021	2	Solar Pa	19,951	C				
5/29/2009	407	Det. Gar	15,000			G10	GR FY10	DEMO & REBUILD GAR
3/20/2009	154	Addition	76,560	O				NEW ADD ON BACK OF
4/19/2007	249	Manual	15,000			G8	GR FY08	dining room reno
2/14/1997	70	Manual	1,400					REROOF-1 SECTION
6/13/1994	271	Manual	1,400					ROOF

**Sign:** VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

